

SUMMARIZED MINUTES  
WESTWORLD CITY COUNCIL SUBCOMMITTEE  
PUBLIC MEETING  
Thursday, October 25, 2007, 9:00 a.m.



Monterra at WestWorld  
16601 North Pima Road  
Scottsdale, AZ 85260

Call to order at 9:10 a.m.

Roll Call

Members Present: Subcommittee Chair Drake  
Council Member Littlefield  
Council Member Nelssen

**1. Approve minutes from June 21, 2007 and August 23, 2007 meetings.**

Motion was made by Council Member Littlefield, seconded by Council Member Nelssen, with no objections.

**2. WestWorld Activity Update**

Mr. Klingler stated we are officially in show season at WestWorld. WestWorld had seven equestrian events in September including the Cactus Classic Hunter Jumper Show and the Appaloosas. We also had the Shrine Circus in September.

In October, we also had seven equestrian events including the Scottsdale Classic, Fall Preview and Fall Classic Hunter Jumper Shows, the Thoroughbred Sale, the Scottsdale Futurity and at the end of the month, the U.S. Dog Agility Championships are moving in.

In November, we have Dressage moving in and in mid-November, the Arabian Horse Association is holding their Fall Festival. The Goodguys Car Show is also in November and the Woodworking Show is at the end of the month.

**3. CIP Update – Dan Worth**

The re-skinning of the tent is complete. Projects in process are the PA system upgrades and are scheduled to be completed by end of month October.

The Design Meetings are continuing, which include the design of the new permanent barns, Telecom upgrades, new Show Offices and Restrooms. The budget requests are complete and will go to Council for approval.

There are two small new CIP projects: Improving the lighting in the Equidome Arena and fencing part of K Lot (52 acres) and bordering the Salida del Sol condominiums. These projects will go to Council November 20, 2007 for approval.

There was discussion as to what type of fencing would be used. Council Member Nelssen questioned whether white PVC fencing used elsewhere at WestWorld would comply with ELSO (Environmentally Sensitive Land Ordinance) reflectivity standards and if proposed chain link fencing complies with the new City Ordinances. He stated WestWorld needs to insure we are following the ordinances set by the City.

Committee Member Drake stated she wanted to make sure trees and shade areas were included in the CIPs and that the City needs to insure they ask for User's feedback with regard to the locations of the trees and shaded areas.

#### **4. Paving options on K Lot (52 acre parcel)**

The City is planning to pave K Lot including Bahia Road. Mr. Lew presented different cost scenarios regarding different types of paving. See Attachment A. Discussion followed on the different paving types and consensus was reached by Committee Members that because of the high cost estimates and time restraints, the City should pave Bahia Rd. and continue with millings on the remaining surfaces of K Lot.

#### **5. General Plan/Western Theme Park Zoning Changes**

Kroy Ekblaw was not able to attend and was replaced by Roger Klingler. Mr. Klingler described the applications:

- ❖ The General Plan Amendment regional overlay extends existing zoning to all parcels purchased by the City in the last two years (excepting the 80 acres north of Bell Road.)
- ❖ Rezoning the 6 acre parcel at 94<sup>th</sup> Street and WestWorld Way from residential to Western Theme Park zoning to match existing WestWorld zoning.
- ❖ Municipal Use Master Site Plan which would extend the parking lots and NAOS areas on the new acreage. At this time, this does not include the 80 acres north of Bell Road.

Concerns from neighbors surrounding the affected areas include: noise, traffic, lights, and a carnival-type atmosphere with the Western Theme Park application.

Mr. Klingler stated that Brian Dygert, WestWorld General Manager has a good understanding of the lights and noise and WestWorld and these concerns would be addresses.

It was suggested that further discussion about these applications be addressed at the next meeting.

**Public Comments – None**

**ADJOURN PUBLIC MEETING**

With no further business to discuss, the Public Meeting was adjourned at 10:10 a.m.

SUBMITTED BY:

*Gloria Storms Ruiz*

Gloria Storms Ruiz

REVIEWED BY:



Council Member Drake  
Chair

Officially approved by the WestWorld Subcommittee on

12/13/2007

## Attachment A

### Estimated Paving Cost Comparisons - Bahia Road and Southern Half of Lot K

Description	Quantity	Unit	Unit Price	Total	Notes
<b>Asphalt Paving</b>	96,970,000	SY	\$10.00	\$969,700,000	Assumes 3" roadway
Survey		LS	\$50,000	\$50,000	Assumes 2.5" parking lot
Total				\$969,750,000	Assume 45 day Constr Schedule
<b>Pervious Concrete Paving</b>	96,970,000	SY	\$43.65	\$4,232,740,500	Requires rock retention basin
Survey		LS	\$100,000	\$100,000	Requires substantial subgrade preparation
Total				\$4,232,840,500	Adds 3-4 months to Constr Schedule
<b>Pervious Pavers</b>	96,970,000	SY	\$45.00	\$4,363,650,000	Requires rock retention basin
Survey		LS	\$100,000	\$100,000	Requires substantial subgrade preparation
Total				\$4,363,750,000	Adds 5-6 months to Constr Schedule
<b>Porous Asphalt Pavement</b>	96,970,000	SY	\$46.53	\$4,512,014,100	Requires 18" Subgrade Preparation
Survey		LS	\$100,000	\$100,000	Expensive Filter Fabric
Total				\$4,512,114,100	Expensive Stone Recharge Bed Adds 3-4 months to Constr Schedule
<b>Stabilized DG Nature Pave with Tree Resin Product</b>	96,970,000	SY	\$20.00	\$1,939,400,000	Regrade
Survey		LS	\$50,000	\$50,000	Requires Annual Maint of approx.
Total				\$1,939,450,000	.20/sy per year
<b>Dust Control Only</b>	96,970,000	SY	\$4.00	\$387,880,000	Requires Annual Maint
Grading Only		LS	\$50,000	\$50,000	
Total				\$387,930,000	
<b>Northern Section of K Lot (Millings Only)</b>	92,175,000	SY	\$2.00	\$184,350,000	Millings only
Grading Only		LS	\$50,000	\$50,000	Requires Dust Control
Total				\$184,400,000	